

# TOWN OF LOS ALTOS HILLS

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## Kitchen Remodel

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### **PLANS & PERMITS**

1. A completed building permit application.
2. Three (3) completed, securely bounded sets of plans.
3. All plans need to be drawn to scale. (Minimum scale  $\frac{1}{4}''=1'$  )
4. Minimum size of plans no smaller than 11" x "17". Drawings must be legible.
5. Existing and Proposed floor plan. Note: "E" next to the existing items that will not be replaced & "N" next to new items.

### **INSPECTIONS**

1. Normally only a frame, insulation and final inspections are required for a kitchen remodel.
2. The frame inspection includes the rough electric, rough plumbing, rough mechanical and rough frame and possibly stucco lath.
3. The insulation inspection is normally the required R-13 insulation in the wall. If the ceiling is opened up for construction, R-38 is required.
4. The final inspection includes the electric, plumbing, mechanical and building. The project should be complete and operational.

### **CODE REQUIREMENTS**

Kitchens shall have not less than 50 sq. ft of gross floor area with a minimum clearance of 3' between counters and appliances or counters and walls. (2007 CBC Sec. 1208.3 Exception and 1208.1) - (2001 CBC code had no minimum floor area or clearance). Remodels that are not changing configuration of existing kitchen, changing walls, etc. need not comply with the above section 1208.3 Exception & 1208.1.

### **PLUMBING:**

All construction shall be per current edition of the 2007 California Plumbing Code. All plumbing materials such as sinks, supplies, traps, etc., shall be labeled with UPC or IAMPO

labels. 1 ½" waste lines are allowed for the sink if it is not moved. An added garbage disposal to an existing sink that has not been relocated may be on the existing 1 ½" waste line. If the sink location is changed a 2" waste line is required. A full-size cleanout is required.

**CALIFORNIA T-24 Part 6 (ENERGY CONSERVATION) Changes as of 10/1/05:**

- Permanently installed lighting in kitchens shall be high efficacy luminaires
- Exception to Section 150 (k) 2: Up to 50 percent of the total rated wattage of permanently installed luminaires in kitchens shall be high efficacy luminaries controlled by switches separate from incandescent lighting (not high efficacy luminaries).
- All walls opened for construction shall have R-13 insulation.
- All ceilings opened for construction with attic above shall have R-38 insulation (Package D).
- All windows replaced shall be double paned with labels and less than or equal to U= 57 (Package D)
- Seal all accessible envelope penetrations.
- Gas cook tops or ovens cannot have continuous pilots.
- All exhaust fans shall be dampened.
- All recessed lighting shall be "IC rated and Air Tight Certified".

**ELECTRICAL:**

- Two electrical circuits are required for the outlets serving the counters.
- Separate circuits may be required for all built-in appliances. Check with your inspector for exceptions.
- All counter plugs shall be GFCI protected.
- All electrical work shall comply with the current edition of the 2007 California Electrical Code.

**Section 210-52(B): Small Appliances**

- (1) In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section 210-11(C)(1) shall serve all wall and floor receptacle outlets covered by Sections 210-52(A), all countertop outlets covered by 210.52(C), and receptacle outlets for refrigeration equipment.

*Exception No. 1: In addition to the required receptacles specified by Section 210-52, switched receptacles supplied from a general-purpose branch circuit as defined in Section 210-70(A)(1), Exception No. 1, shall be permitted.*

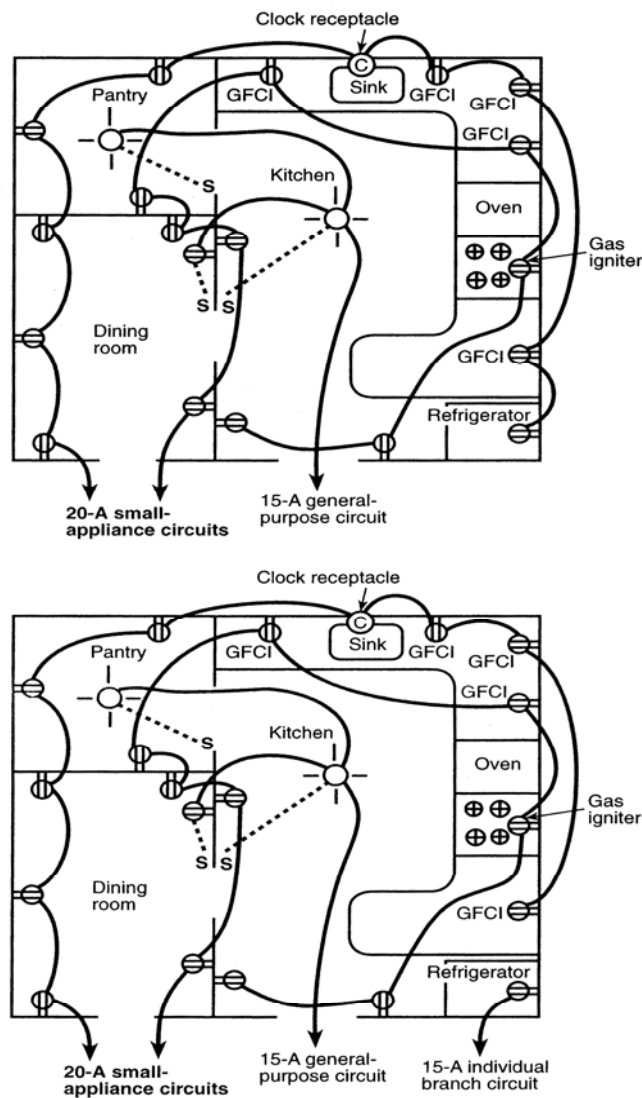
*Exception No. 2: The receptacle outlet for refrigeration equipment shall be permitted to be supplied from an individual branch circuit rated 15 amperes or greater.*

- (2) The two or more small-appliance branch circuits specified in 210.52 (B) (1) shall have no other outlets.

*Exception No. 1: A receptacle installed solely for the electrical supply to and support of an electric clock in any of the rooms specified above.*

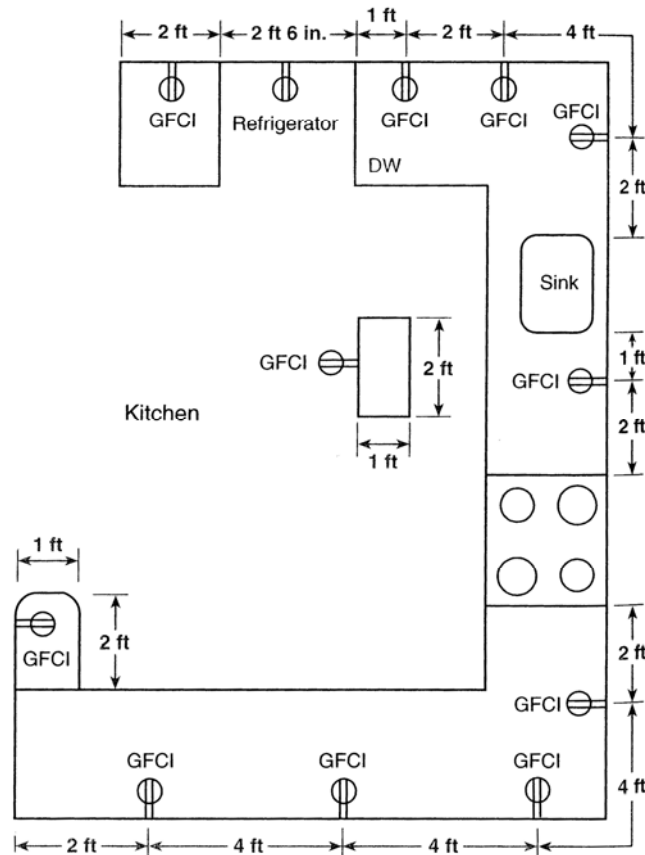
*Exception No. 2: Receptacles installed to provide power for supplemental equipment and lighting on gas-fired ranges, ovens, or counter-mounted cooking units.*

- (3) Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not less than two small-appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the same kitchen and in other rooms specified in Section 210-52(B)(1). Additional small-appliance branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in Section 210-52(B)(1). No small appliance branch circuit shall serve more than one kitchen.



**Figure 210.26** Small-appliance branch circuits as applied to the requirements of Sections 210-52(b)(1), (2), and (3) for all receptacle outlets in the kitchen (including refrigerator), pantry, and dining room.

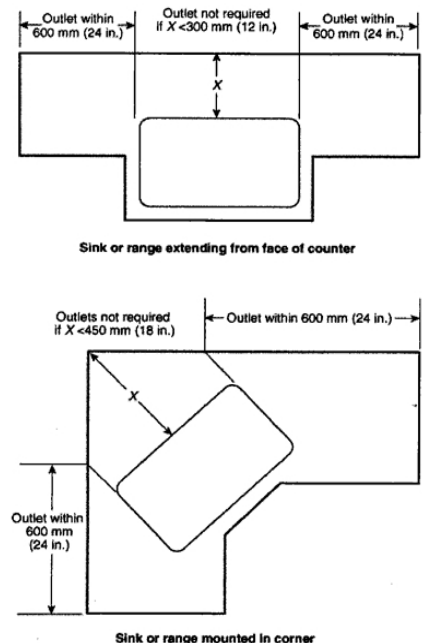
**Countertops:** In kitchens and dining rooms of dwelling units, receptacle outlets for counter spaces shall be installed in accordance with 210.52 (C)(1) through (C)(5)



**Figure 210.27** Dwelling unit receptacles serving countertop spaces in a kitchen and installed in accordance with Section 210-52(c).

**Wall Counter Spaces:** A receptacle outlet shall be installed at each wall counter space that is 12 in. (305mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 in. (610 mm), measured horizontally from a receptacle outlet in that space.

**Exception:** Receptacle outlets shall not be required on a wall directly behind a range or sink in the installation described in Figure 210.52.



**Figure 210.52** Determination of Area Behind Sink or Range.

**Island Counter Spaces:** At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 in. (610 mm) or greater and a short dimension of 12 in. (305mm) or greater. Where a range top or sink is installed in an island counter and the width of the counter behind the range top or sink is less than 12 inches, the range top or sink is considered to divide the island into two separate countertop spaces as defined in 210.52(C)(4).

**Peninsular Counter Spaces:** At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 in. (610mm) or greater and a short dimension of 12 in. (305mm) or greater. A peninsular countertop is measured from the connecting edge.

**Separate Spaces:** Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces in applying the requirements of 210.52 (C)(1), (C)(2), and(C)(3).

**Receptacle Outlet Location:** Receptacle outlets shall be located above, but not more than 20 in. (500mm) above the countertop. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in 210.52(C)(1), Exception, or appliances occupying dedicated space shall not be considered as these required outlets.

*Exception (5): To comply with the conditions as specified in (1) or 2b), receptacle outlets shall be permitted to be mounted not more than 12 in. (300mm) below the countertop. Receptacles mounted below the countertop in accordance with this exception shall not be located where the countertop extends more than 6 in. (150mm) beyond its support base.*

*(1) Construction for the physically impaired*

*(2) On island and peninsular countertops where the countertop is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 20 in (500mm) above the countertop, such as an overhead cabinet.*